



STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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PERMANENT BUILDING COMMITTEE REGULAR MEETING TUESDAY, JANUARY 12, 2010

MEMBERS PRESENT: P. Welty-Chmn, G. Feldman, J. Gerber, K. Heminway, G. Magnuson, L. Spielman, R. Stomberg, J. Wehr

MEMBERS ABSENT: T. Adams, G. Blanchette

OTHERS PRESENT: J. Gage, G. Gillung and D. Wallace – Ad Hoc Pinney House Committee

Call to Order

Chairman Peter Welty called the meeting to order at 7:06 PM.

Approval of Minutes

MOVED (FELDMAN) SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE DECEMBER 1, 2009 REGULAR MEETING WITH A CORRECTION TO THE APPROVAL MOTION AMOUNT FOR REQUISITION #1 FOR GENERAL BUILDERS – CHANGE \$256,325 TO ~~\$63,175~~

Pinney House Restoration

Peter Welty introduced and welcomed the new members to the committee, Mr. Ron Stomberg representative from the Board of Selectmen and Mr. Joe Wehr from the Board of Finance.

Peter Welty told the Committee that the work is progressing slowly due to the inclement weather we have been experiencing. Brick work on the ELL is being done. On the north and south sides, the old brick from the chimneys will be used. On the west gable end, new brick will be used. The entire inside brick will be new.

The mechanical contractors have been on site and the furnace is on site but not installed yet. The mold abatement has been completed and the footings and new supports in the basement are complete. Job meetings have been held every two weeks since the work began.

The roof shingles and sheathing were removed and the timbers were probed by the engineer. It turns out that there is a lot of dry rot which makes it difficult to attach the new roofing to it. It

was decided that the old roof would have to be removed and trusses put in place. From the outside it will look the same, but inside you will see newer construction in the attic. The alternate to do this was \$10,700 which will now become a change order to the contract.

Mr. Stomberg asked if the historic preservation is violated by using modern materials. Mr. Magnuson stated that the renovation is to historical accuracy as much as possible to save the building and also work within the budget. Things not seen can be replaced with modern materials to save money.

Mr. Stomberg also asked about the yearly maintenance budget. Mr. Magnuson stated that it was estimated to be about \$25,000/year and that Mr. Stupinski made that clear at the town meeting when the renovation was approved by the taxpayers.

Lori Spielman asked whether it could be used as a senior center. Mrs. Gillung stated that Erin was negative about the idea due to the parking situation. Mr. Magnuson stated that the use will be determined after this phase is completed.

Mr. Gage asked if the necessity for the roof replacement is for strength or structure. Mr. Welte stated that it was for strength. It was bowing and punky and the ability to fasten a new roof onto the old structure was an issue. There is also the issue of safety and getting a certificate of occupancy when the project is complete.

Change Order #3 for roof structure replacement with trusses \$10,700 per original contract alternate #2.

MOVED (MAGNUSON) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE CHANGE ORDER #3 TO REPLACE THE ROOF STRUCTURE WITH TRUSSES PER ALTERNATE 2 TO THE ORIGINAL CONTRACT FOR THE AMOUNT OF \$10,700.

Mr. Welte told the Committee that the contractor dug down around the foundation of the ELL and found a good foundation so that a new one does not have to be dug.

General Builders Application for Payment #2

MOVED (MAGNUSON) SECONDED (GERBER) AND PASSED TO APPROVE PAYMENT OF APP. #2 TO GENERAL BUILDERS IN THE AMOUNT OF \$35,055.

MPN Invoice for work done from 11/28/09-12/25/09

MOVED (GERBER) SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT OF MPN INVOICE FOR WORK DONE FROM 11/28/09-12/25/09 IN THE AMOUNT OF \$1,570.67.

Moser Pilon Nelson's portion of the project is 85% complete. Mr. Magnuson suggested holding back the last 5% of the contract amount until all the State paperwork is completed.

Peter Welti told the committee that the electrical cannot come from the pole across the street because there are too many drops on it already. A change in the location where the electricity will come into the house will enable the power to come from another pole with the same distance so no additional cost is anticipated.

Invoice from TRC for mold abatement monitoring.

MOVED (HEMINWAY) SECONDED (STOMBERG) AND PASSED UNANIMOUSLY TO APPROVE INVOICE FROM TRC FOR \$114.00 FOR MONITORING SERVICES.

An invoice from CL&P was received but is the responsibility of the contractor until the building is turned over to the Town.

Mrs. Gillung stated that she is still having an issue with the new replacement windows. She thinks the visible change will be too much. She was wondering if Susan Chandler had any feedback in this regard.

Peter Welti stated that the entire bid package was signed off with that alternate in it and that the State approved it also. Gary Magnuson will confirm with Michele Beaulieu of MPN if any comments were received relative to this portion of the bid.

Mrs. Gillung asked that all the windows be marked for future refurbishing and cataloged by their original location. Mr. Welti confirmed that he spoke with the contractor and they will mark each one identifying them according to the contract drawings.

Adjournment

MOVED (SPIELMAN) SECONDED (HEMINWAY) AND PASSED TO ADJOURN THE MEETING AT 7:50 PM.

Submitted by:

A handwritten signature in cursive script that reads "Lori Smith".

Lori Smith, Recording Secretary